



INFINITY PARK DERBY

Advanced Manufacturing
A50/J3 M1/J24a, Derby, DE24 9QG



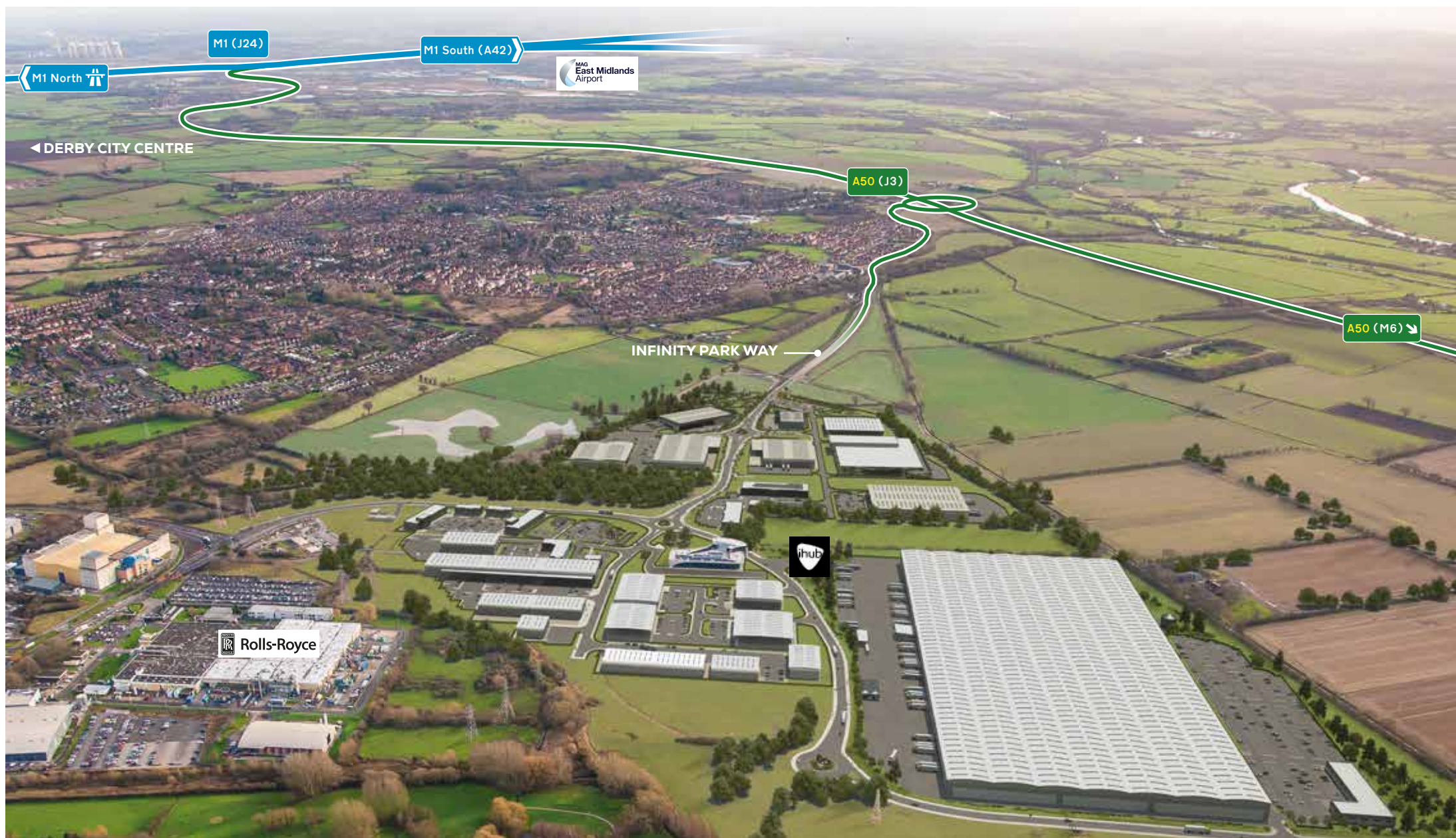
Bespoke industrial units from 10,000 sq ft
up to **1 million sq ft** at the centre of advanced
manufacturing in the UK

FOR SALE
OR TO LET

infinityparkderby.com/manufacturing

PERFECTLY CONNECTED FOR NATIONAL AND INTERNATIONAL DISTRIBUTION

Infinity Park's location off J3 of the A50 is ideal for accessing markets throughout the UK. It is just 15 minutes drive from the M1, J24 and 45 minutes drive from the M6, J15. Port access, north and south, is easy via these arterial routes and East Midlands Airport is less than 20 minutes away.



DRIVE TIMES: CITIES

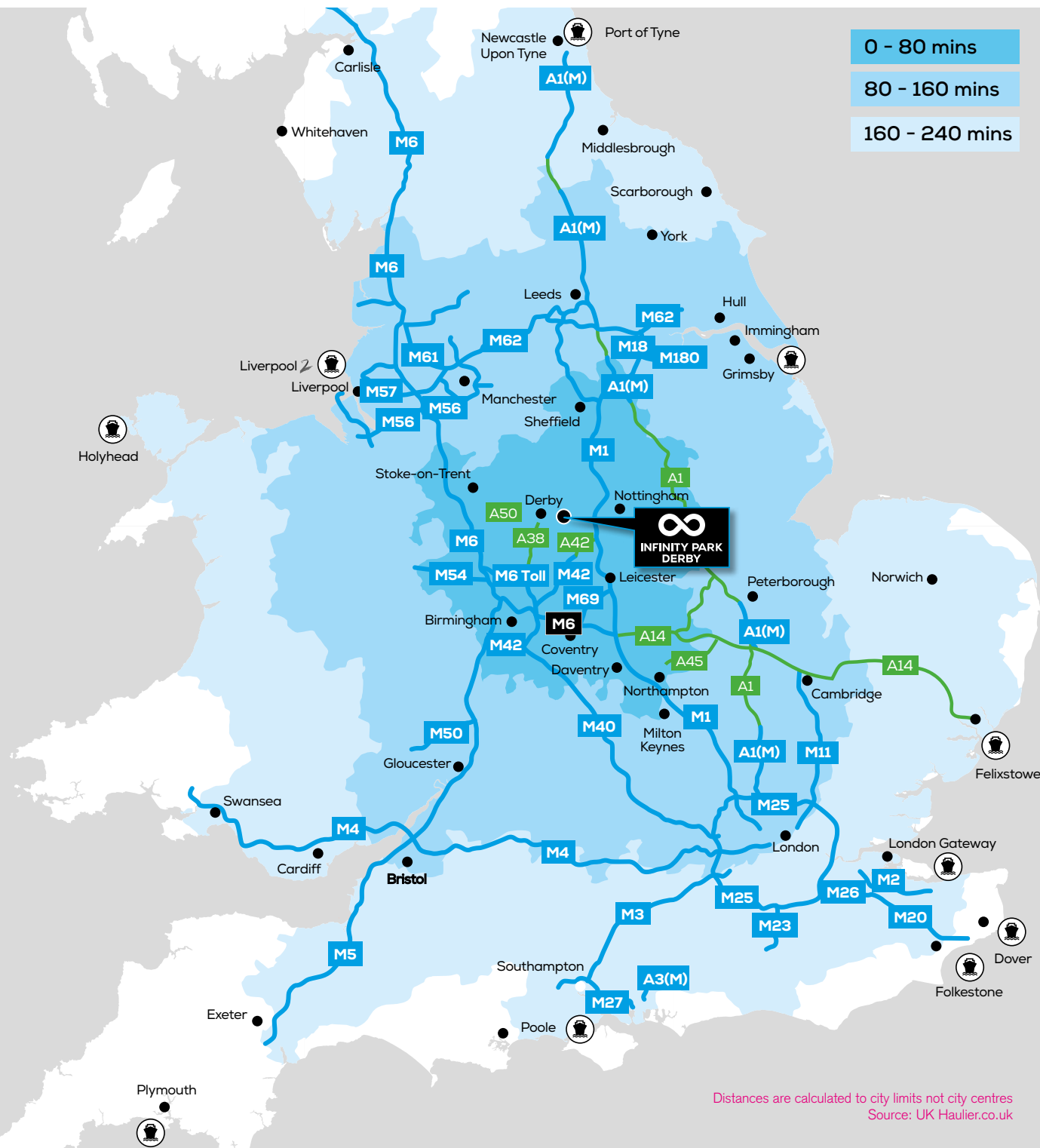
Nottingham	18 mins	16.3 miles
Leicester	26 mins	27 miles
Birmingham	40 mins	35.8 miles
Sheffield	45 mins	46.6 miles
Leeds	1 hr 5 mins	83.2 miles
Manchester	1 hr 25 mins	81.5 miles
London (M25)	1 hr 40 mins	105 miles

DRIVE TIMES: PORTS

Liverpool	1 hr 58 mins	102 miles
Immingham	1 hr 43 mins	104 miles
London Gateway	2 hrs 31 mins	153 miles
Felixstowe	3 hrs	171 miles

DRIVE TIMES: AIRPORTS

East Midlands Airport	16 mins	7.8 miles
Birmingham Airport	45 mins	38.5 miles
London Heathrow	2 hrs	125 miles



THE UK'S MOST IMPORTANT ADVANCED MANUFACTURING LOCATION

Infinity Park Derby is a unique collaboration between Derby City Council, the Harpur Crewe Estate, Rolls-Royce and developers Cedar House, Wilson Bowden and Peveril Securities.

The Park is located to the south of the city, next to the world headquarters of Rolls-Royce Civil Aerospace and within 15 minutes of OEMs such as Toyota Manufacturing (UK), Bombardier and JCB.

Major international brands choose Derby because of the city's pre-eminence as a UK centre for manufacturing. These businesses, along with their supply chains, are building on the areas great strength in traditional and innovative manufacturing, R&D and engineering. Derby's highly skilled workforce, and its academic strength in engineering and technology, has enabled it to adapt to meet the needs of advanced manufacturers from across the world, who are also attracted by its central location and exceptional transport links.

Global businesses
in the Derby supply
chain cluster



iHUB

At the park's heart is the ihub, an £11.8m 'Centre for Supply Chain Innovation in Transport Engineering' which hosts Enscite, established as a collaboration between Universities to provide access to cutting edge research and technology transfer to supply chain companies in the aerospace, automotive and rail sectors.



YOUR PERFECT BUILDING – GUARANTEED

BESPOKE BUILDINGS FROM
10,000 SQ FT

Buildings at Infinity Park are available on a design and build basis, tailored to your specific requirements. Outline planning is in place and there is plentiful power to support diverse operational needs.

READY TO GO

Site infrastructure is largely complete. The principal access road is delivered, the development plateaus levelled and ready, enabling work to start as soon as terms are agreed.

OUR DELIVERY PROMISE

With planning and site infrastructure in place and development plateaus prepared, we can reach practical completion on your bespoke building within 18 months of agreement of terms.

- 100 acres of mixed-use commercial development
- Buildings starting from 10,000 sq ft
- Excellent transport links

SAVINGS AND SUPPORT IN THE ENTERPRISE ZONE

Infinity Park has Enterprise Zone status, providing unrivalled benefits for occupiers, including:

- Business rate discounts
- Enhanced capital allowances
- Assistance with local recruitment

Additional benefits include assistance with familiarisation visits for staff, access to grants via the Derby Enterprise Growth Fund and to incubation, training and consultancy support from Enscite.

Infinity Park Derby also enjoys Assisted Area status and the potential of extra regional aid from Europe, typically through programmes such as the Regional Growth Fund, together with support from Derby City Council and D2N2 (Local Enterprise Partnership).



AVAILABLE WORKFORCE INCLUDES 43,000 QUALIFIED ENGINEERS

Derby has been at the forefront of industrial innovation for over 300 years and is recognised as one of the most innovative cities in the UK (based on patent applications published). Today 11.8% of its workforce is employed in high tech roles – 4 times the national average. A further 38% of its highly skilled and diverse workforce is employed in professional services. No wonder the city produces the sixth highest value of goods and services per head in England.

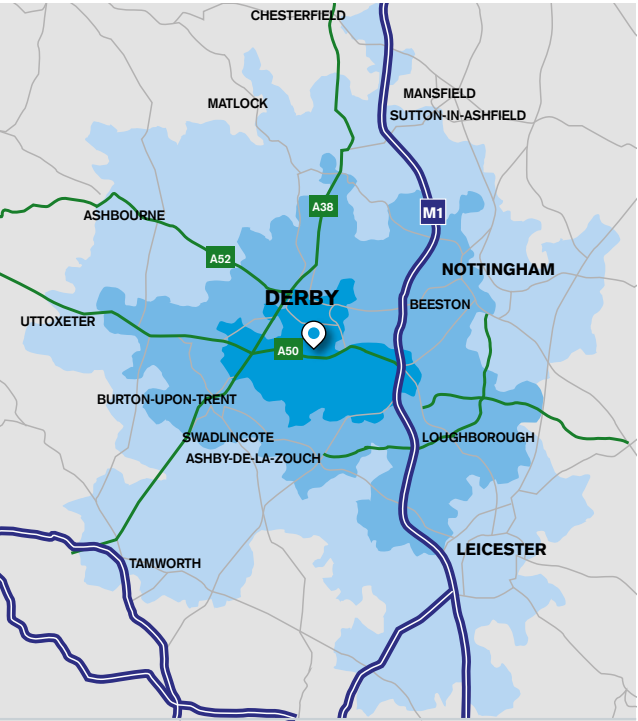
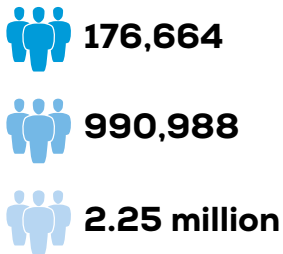
REGIONAL STUDENT POPULATION INCLUDES 41,000 ENGINEERING AND TECH STUDENTS

Derby has 17 universities within little over an hour's drive of the city. Both the University of Derby and Derby College have established track records of working in partnership with local employers to help develop their future workforce through apprenticeships, employer-designed programs, and workforce development schemes.

DRIVE TO WORK TIMES



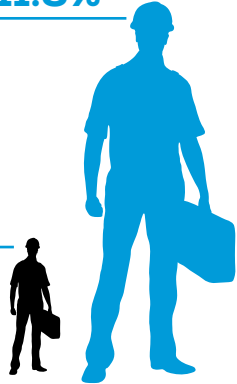
POPULATION NUMBERS



OVER
43
THOUSAND
PEOPLE EMPLOYED
IN ENGINEERING AND
MANUFACTURING IN DERBY

HIGH TECH ROLES
DERBY 11.8%

UK 3%

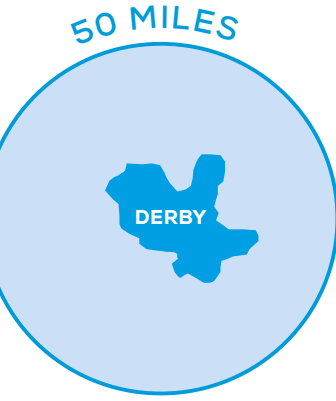


14,180 UNDERGRADUATES
BASED IN DERBY

AWARDED **4th** MOST
INVENTIVE CITY IN THE UK

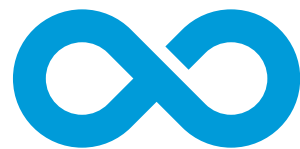
OXFORD
CAMBRIDGE
COVENTRY
DERBY

41,435
ENGINEERING AND
TECHNOLOGY
STUDENTS
WITHIN 50 MILES
OF DERBY



MAJOR GLOBAL
MANUFACTURERS
WITHIN 20 MINUTES
DRIVE OF INFINITY
PARK INCLUDE:





INFINITY PARK DERBY

Advanced Manufacturing



Rolls-Royce

Innovation Hub
R&D uses &
grow-on space

iHub

79,000 SQ FT

54,000 SQ FT

93,000 SQ FT

51,000 SQ FT

18,500 SQ FT

1 MILLION SQ FT

92,000 SQ FT

105,000 SQ FT

51,000 SQ FT

16,500 SQ FT

BUILDING TYPES



MANUFACTURING B2



OFFICES B1(a)

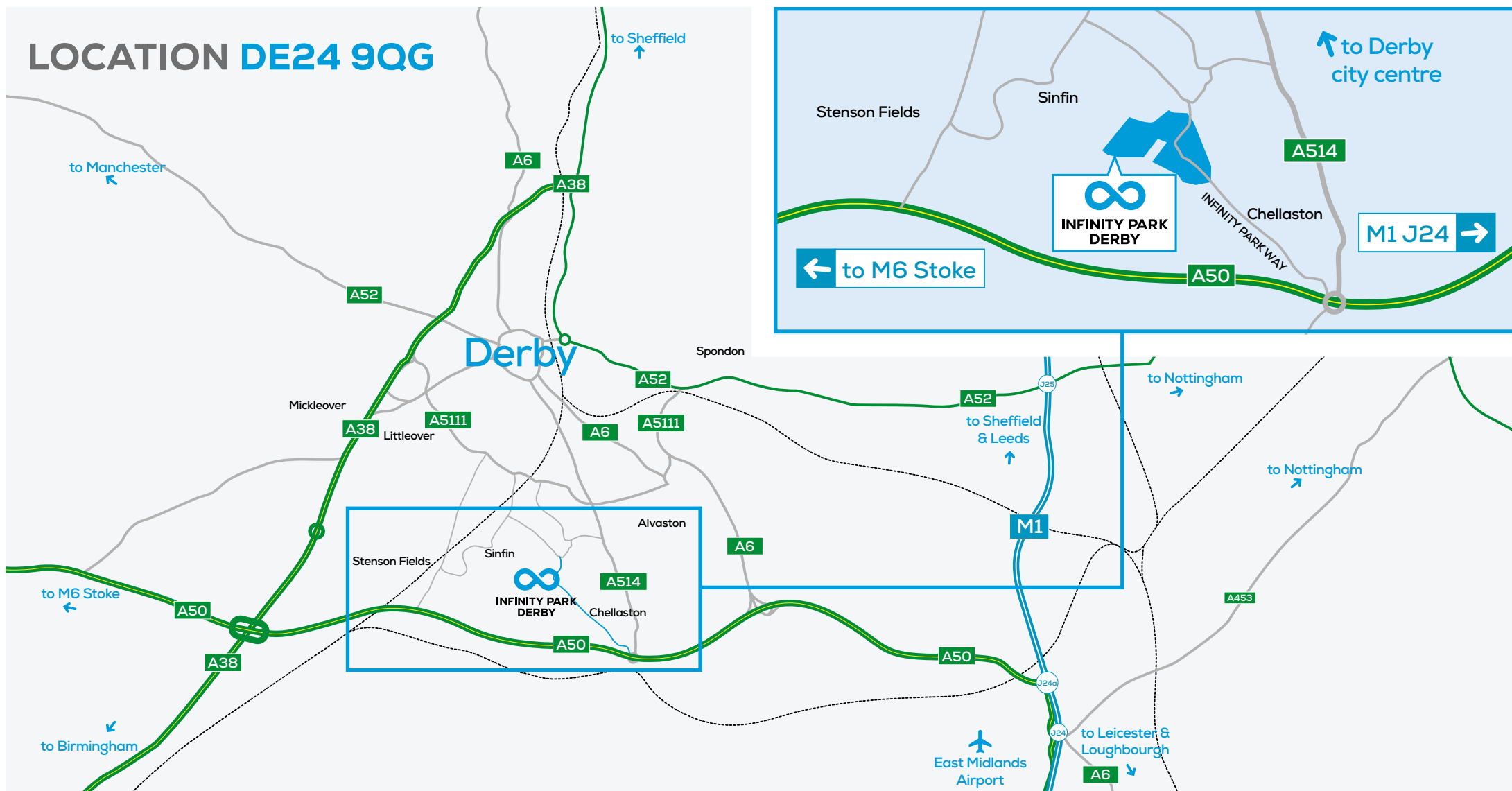


LIGHT INDUSTRIAL B1

Masterplan is indicative and subject to change

INDICATIVE LAYOUT PLAN

LOCATION DE24 9QG



CONTACT & FURTHER INFORMATION

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